

11 CHURCH ST, LEOMINSTER, HEREFORDSHIRE HR6 8NE.



£200,000



- Terraced House
- Grade 2 Listed
- 3 Bedrooms
- Gas Fired Central Heating
- Secondary Glazed
- 3 Storey
- Enclosed Courtyard
- Town Centre Position

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Situated in a sought after and quiet residential position a terraced 3 storey Grade 2 listed town house offering well presented gas fired centrally heated accommodation and an enclosed private courtyard to the rear.

Church Street is close to Leominster's historical Priory Church, within a few moments walking distance from Leominster's main shopping centre and amenities, close to Leominster's bus station and also within walking distance of Leominster's railway station.

Leominster has a health centre, dental centre, leisure centres and swimming pool and also a regular Hopper Bus service around the town and to Morrisons superstore which is situated on the western side of Leominster.

The full particulars of 11 Church Street, Leominster are now further described as follows:

The property is a terraced 3 storey town house. A half glazed entrance door opens into the reception hall.

RECEPTION HALL

The reception hall has exposed ceiling timbers, ceiling light, double panelled radiator, power points, telephone point to BT regulations and a door opening into a sitting/dining room room.

SITTING/DINING ROOM

14'2" x 12'11" (4.32 x 3.96)

The sitting/dining room has a modern tiled fireplace, mantle shelf over, raised hearth with a gas fire inset and alcoves to either side of the chimney breast. The sitting/dining room has a ceiling light, a secondary glazed sash cord window to the front, panelled radiator with thermostat control, power points and a door opening into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

10'2" x 10'0" (3.12 x 3.05)

The modern fitted kitchen has units which includes an inset leisure style, single drainer sink unit with mixer tap over, cupboard under and working surfaces with base units of cupboards and drawers. There is a planned

space for an electric cooker, space and plumbing for an automatic washing machine and ceramic tiling to the splashbacks. There are matching eye-level cupboards with pelmet and cornice and 2 leaded glazed display cabinets with glass fronts. The kitchen/breakfast has exposed ceiling timbers, ceiling lighting, 2 windows both to rear, tiled floor, plenty of power points and room for a breakfast table and chairs.

From the the kitchen/breakfast room a door opens into an inner hallway.

The inner hallway has exposed timbers, ceiling light, wall mounted thermostat control and a door opening to the rear.

From the reception hall a staircase with a hand rail rise up to the first floor landing having a ceiling light, panelled radiator and a door opening into:

BEDROOM 3/SITTING ROOM

14'4" x 11'8" max (4.37 x 3.58 max)

Bedroom 3/sitting room has a secondary glazed sash window to the front, ceiling light, power points, panelled radiator with thermostat control and a TV aerial point. Off the landing a door opens into the bathroom.

BATHROOM

The bathroom has a suite in white with a panelled bath, a Gainsborough electric shower over with a folding shower screen and ceramic tiled splashbacks. There is a pedestal wash hand basin, low flush W.C, a secondary glazed opaque window to the rear, panelled radiator with thermostat control, ceiling light and a door opening into an airing cupboard having a Worcester gas fired combination boiler heating hot water and radiators as listed, shelving and a panelled radiator. (The gas fired boiler was installed in April 2009).

From the first floor landing a staircase with hand rail rises up to the second floor landing, having wall lighting a roof light and door to bedrooms.

BEDROOM ONE

12'11" x 12'9" (3.96 x 3.91)

Bedroom one has an interesting barrel ceiling, wall lighting, power points and 2 built-in cupboards, one with hanging rail and one with shelving.



BEDROOM TWO

12'5" x 10'2" (3.81 x 3.10)

Bedroom two has a barrel ceiling, secondary glazed window to the rear with views over rooftops towards Bircher Common, wall lighting, power points and a door opening to a large walk-in cupboard/wardrobe.

OUTSIDE

The property is approached to the front off Church Street and to the rear with access from the rear door is a small enclosed courtyard.

COURTYARD

16'2" x 5'2" (4.95 x 1.60)

The courtyard in the summer months is a little sun trap, with the present owner having hanging baskets and pretty garden pots. At the end of the courtyard is a useful outbuilding/storage with lighting.

PARKING

Residents parking permits are now available. Further information can be obtained from Herefordshire Council.

AGENTS NOTE

The property is a flying freehold property with further information available as requested from the selling agents. The property had a damp course in 2002 which comes with a 30 year guarantee.

SERVICES

All mains services are connected, gas fired central heating on the ground and first floor. Council Tax Band C and also a fitted water meter.

FLOOR PLAN

Floor plans are not to scale and are only to be used as a guide to the layout of the property.

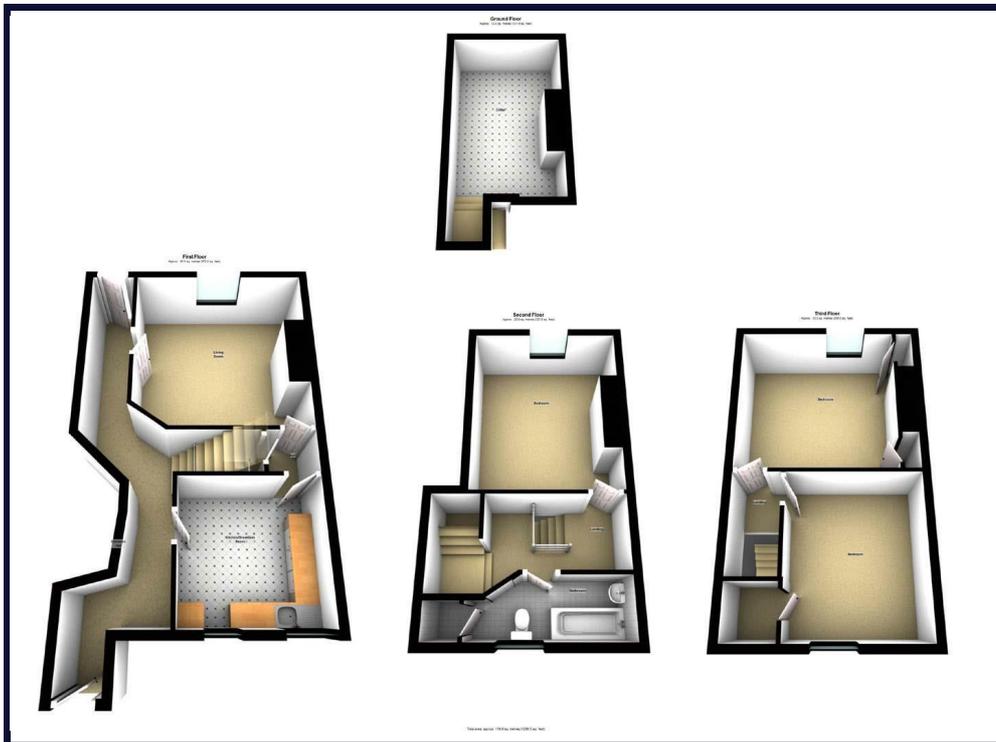
APPLIANCES

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

DISCLAIMER

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.



PROPERTY INFORMATION

Council Tax Band -
Property Tenure - Freehold